170.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	921,700 / 921,700
					USE VALUE:	921,700 / 921,700
					ASSESSED:	921,700 / 921,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUNN ROBERT B
Owner 2:	SHERIDAN ALICE
Owner 3:	
Street 1:	10 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PUGH CHARLES M & ALICE M -
Owner 2:	-
Street 1:	10 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1898, having primarily Clapboard Exterior and 3178 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10500.000	404,500	2,700	514,500	921,700
Total Card	0.241	404,500	2,700	514,500	921,700
Total Parcel	0.241	404,500	2,700	514,500	921,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 290.03 | /Parcel: 290.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 112871
GIS Ref:
GIS Ref:
Insp Date: 10/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 170.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	404,500	2700	10,500.	514,500	921,700	921,700	Year End Roll	12/18/2019
2019	101	FV	317,100	2700	10,500.	514,500	834,300	834,300	Year End Roll	1/3/2019
2018	101	FV	316,900	2700	10,500.	455,700	775,300	775,300	Year End Roll	12/20/2017
2017	101	FV	316,900	2700	10,500.	382,200	701,800	701,800	Year End Roll	1/3/2017
2016	101	FV	316,900	2700	10,500.	382,200	701,800	701,800	Year End	1/4/2016
2015	101	FV	298,600	2700	10,500.	330,800	632,100	632,100	Year End Roll	12/11/2014
2014	101	FV	298,600	2700	10,500.	319,700	621,000	621,000	Year End Roll	12/16/2013
2013	101	FV	298,600	2700	10,500.	304,300	605,600	605,600		12/13/2012

!13160!

PRINT

Date	Time
12/11/20	03:09:27

LAST REV

Date	Time
10/12/18	09:07:54
apro	
13160	

USER DEFINED

Prior Id # 1:	112871
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PUGH CHARLES M	51781-42		10/10/2008		590,000	No	No		
	8048-548		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2004	308	Manual	1,000			G6	GR FY06	WHEELCHAIR RAMP

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
12/18/2008	Measured	189	PATRIOT
3/10/2005	Permit Visit	BR	B Rossignol
12/8/1999	Meas/Inspect	263	PATRIOT
7/14/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10500		Sq. Ft.	Site		0	70.	0.70	8									514,500						514,500	

Total AC/HA: 0.24105 | Total SF/SM: 10500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 514,500 | Spl Credit | Total: 514,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1898	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.98039645
Const Adj.:	0.99989998
Adj $ / SQ:	127.439
Other Features:	79500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	586260
Depreciation:	181741
Depreciated Total:	404520

COMMENTS

OF=TOILET BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	10	BRs:	5	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

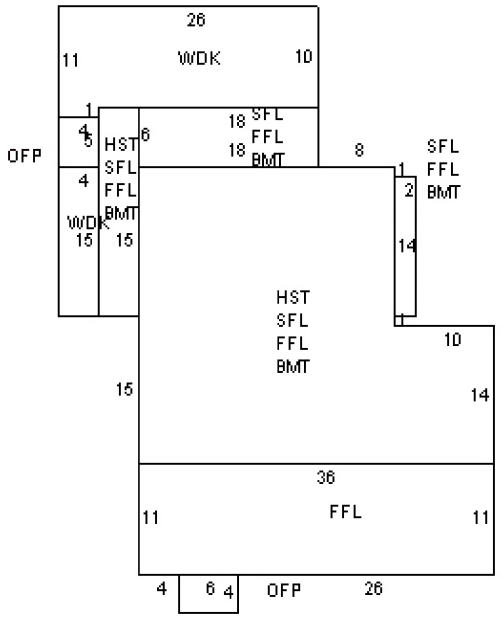
No Unit	RMS	BRS	FL
1	10	5	M
Totals			
1	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	140.18
Special Features:	0	Val/Su Net:	86.32
Final Total:	404500	Val/Su SzAd	127.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,536	127.440	195,746
BMT	Basement	1,140	38.230	43,584
SFL	Second Floor	1,140	127.440	145,280
HST	Half Story	502	127.440	63,974
WDK	Deck	324	9.090	2,944
OFP	Open Porch	44	44.000	1,936
Net Sketched Area:		4,686	Total:	453,464
Size Ad	3178	Gross Are	5188	FinArea 3178

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 170.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	F	FR	1915	22.87	T	50	101			2,700			2,700

More:	N	Total Yard Items:	2,700	Total Special Featues:	Total: 2,700